



**Customer Driven.  
Community Focused.™**

REFERENCE GUIDE

# Energy Conservation Audit and Disclosure Ordinance

For Compliance During a Real Estate Transaction





## What is the ECAD ordinance?

The City of Austin’s Energy Conservation Audit and Disclosure (ECAD) ordinance requires home sellers to disclose comprehensive home energy details to buyers during a real estate transaction for qualifying houses.

### The ECAD ordinance applies to homes:

- Within the Austin Energy service area
- Within the Austin city limits
- 10 years or older

### The ECAD ordinance applies to the following individuals:

Are You...	How is ECAD Relevant?	Learn More
Selling a home in Austin older than 10 years?	ECAD requires you to be compliant as you sell your home. See below for ways to comply.	ECAD for Residential Sellers: <a href="http://austinenergy.com/ecad4sellers">austinenergy.com/ecad4sellers</a>
Buying a home?	Make sure your seller provides proof of ECAD compliance if the conditions on the home’s age and location apply.	ECAD for Residential Buyers: <a href="http://austinenergy.com/ecad4buyers">austinenergy.com/ecad4buyers</a>
A Real Estate Professional?	Know ECAD rules so you can better serve your clients and ensure compliance as part of the real estate transaction.	The Austin Board of REALTORS® has ECAD resources that help you educate your clients about their responsibilities under ECAD: <a href="http://abor.com">abor.com</a>  Austin Energy’s Toolkit for Real Estate Professionals will help you prepare for conversations with your clients about the ordinance requirements: <a href="http://austinenergy.com/ecad4pros">austinenergy.com/ecad4pros</a>

### ECAD Helps You:

- Assess your home’s energy efficiency
- Make home energy efficiency improvements for lower utility bills and a safer, more comfortable home
- Increase your home’s value and marketability in a competitive real estate market

# How can I make sure I am compliant with the ECAD ordinance?

Austin Energy customers have multiple ways to comply with the ECAD ordinance.

**Option 1:** Schedule a home energy audit with a qualified ECAD Energy Professional, especially before putting your house on the market.

- An ECAD audit is a simple way to comply while giving you an overview of your home's energy efficiency.
- While you are responsible for the cost of the energy audit, your audit results will satisfy ECAD requirements for ten years.

**Option 2:** Participate in a qualifying Austin Energy program (within the last ten years).

- **Home Energy Savings** (formerly Home Performance with ENERGY STAR®) is a whole-home approach to energy efficiency that offers rebates averaging \$2,000 and low-interest financing to help you make home energy improvements.
- **Weatherization Assistance** offers eligible customers free home energy improvements for a safer, more comfortable, more energy efficient home.
- **Rebates and Incentives** provide ECAD compliance for customers who 1) complete three or more qualifying energy efficiency improvements or 2) participate in a program that provides at least \$500 in rebates for energy upgrades.

## What does an ECAD audit cover?

An ECAD audit, conducted by qualified ECAD Energy Professionals, reviews the energy efficiency of a home's HVAC system, attic insulation, windows and weatherstripping as well as some water efficiency measures. ECAD audit results cover a property for ten years. Homeowners can proceed with an ECAD audit at any time prior to putting a house on the market.

### Remember:

The ECAD ordinance does not require you to make energy efficiency improvements to your home. However, making energy improvements can increase your home's value and make it more appealing to prospective buyers.

Austin Energy offers a variety of resources and incentives to help you with ECAD compliance.



Learn more at [austinenergy.com/ecad](https://austinenergy.com/ecad)  
or call **512-482-5346**



Customer Driven.  
Community Focused.™

# Am I exempt from having an ECAD audit?

If you have already made energy efficiency improvements to your home through an Austin Energy program, you may qualify for an ECAD exemption. Austin Energy will provide homeowners or prospective buyers with information on energy efficiency improvements completed in a home through an Austin Energy program. Check your home's ECAD status at [austinenergy.com/ecadstatus](https://austinenergy.com/ecadstatus).

## What are the benefits of ECAD?

ECAD empowers property sellers and buyers to implement energy efficiency measures, which creates potential benefits for customers on both sides of a real estate transaction.

### **Seller benefits**

1. Makes your home more appealing in a competitive real estate market
2. Can increase the value of your home based on energy efficiency measures implemented
3. Helps ensure a smooth real estate transaction by being ECAD compliant

### **Buyer benefits**

1. Shows you the energy efficiency of homes on the market
2. Helps you make an informed decision when buying a house as you understand the total cost of home ownership
3. Helps you plan for energy efficiency improvements that can lead to lower utility bills, decreased energy consumption and a safer, more comfortable home



## More Ways to Save Energy and Money

- Monitor your energy use regularly at [coutilities.com](https://coutilities.com).
- Lower your thermostat by a few degrees on cold days. Raise it a few degrees on hot days.
- Unplug electronics, chargers and appliances when not in use.
- Use ceiling fans to feel about 4 degrees cooler while you are in the room.
- Replace air filters monthly in seasons of high use to save energy and improve indoor air quality.
- Use efficient lighting by installing ENERGY STAR qualified LEDs.

Learn more at [austinenergy.com/ecad](https://austinenergy.com/ecad)  
or call **512-482-5346**

© 2024 Austin Energy.

